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BULLETIN NO.

90-2

Date: **August 1990**
Code Ref. Update: **December 2005**

Subject: **Recreational Vehicles**

Reference: **N.J.A.C. 5:23-4B.5**

It has recently come to the Department of Community Affairs' (DCA's) attention that a considerable number of Park Trailer Recreational Vehicles, also known as "Park Models," have been installed in licensed campgrounds in New Jersey. These park model units are being used as dwelling units similar to mobile homes in a mobile-home-park-like situation. They apparently comply with the American National Standards Institute (ANSI) Standard A119.5 for Park Trailers and are intended for use as temporary living quarters in a recreational vehicle park.

Under the New Jersey Uniform Construction Code (UCC), we have only two categories of premanufactured construction which may be used as dwellings and they are:

1. Manufactured (mobile) homes built to Federal Manufactured Home Construction and Safety Standards, and carrying a Federal Manufactured Home insignia.
2. Modular dwelling units built to the New Jersey UCC and carrying a New Jersey DCA insignia.

Since park trailer recreational vehicles do not conform to either of the above categories, these units as such shall not qualify for use as dwellings. All accessory structures (decks, sheds, porches, screened rooms, etc.) that are adjacent to the unit must be self supporting and independent of the unit, and shall conform to all of the relevant requirements of the New Jersey UCC.

Please be advised that the enforcement of campgrounds and campsites for occupancy by camping units (recreational units) is regulated by the local health departments pursuant to the New Jersey State Sanitary Code, Chapter XI, which is under the jurisdiction of the New Jersey State Department of Health, Division of Community Health Services, Post Office Box 364, Trenton, New Jersey 08625-0364.

BULLETIN